

**5 Station Road,
Ossett, WF5 8AB**

**SHOP & OFFICES
TO RENT**



- # Ground Floor Shop Unit with first floor Offices
- # Gas fired central heating
- # Situated in Ossett Town Centre
- # Close to nearby car parking facilities
- # Shop – 41.3m sq. (444ft sq.)
- # Offices – 81.28 (874ft sq.)
- # Useful cellar for storage
- # Energy Rating

**£13,000
PAX**

5 Station Road, Ossett, WF5 8AB - April 2023

DESCRIPTION

We are pleased to offer for rent this ground floor retail shop unit with first floor offices. The shop unit extends to 41.3m sq. (444ft sq.) and the first floor office space extends to 81.2m sq. (874ft sq.). In addition there is a cellar that extends beneath the shop plus additional vaulted area that extends beneath the adjoining premises. The property has the benefit of gas fired central heating and its location in the town centre means there is car parking available nearby.

Accommodation comprises: -

GROUND FLOOR

SHOP: - 24ft 4in x 18ft 2in (7.43m x 5.53m) with suspended ceiling and the room has four central heating radiators.

FIRST FLOOR

LANDING with two central heating radiators and store cupboard with wall mounted 'Baxi' gas boiler.

OFFICE No. 1: - 11ft 4in x 10ft plus 6ft 7in x 3ft 9in (3.47m x 3.05m plus 2.02m x 1.14m) with central heating radiator.

OFFICE No 2: - 10ft 1in x 9ft 6in (3.09m x 2.9m) with central heating radiator.

OFFICE No. 3: - 13ft 5 in x 10ft 1in (4.09m x 3.09m) with 3 central heating radiators.

OFFICE No. 4: - 10ft 1in x 9ft 3in (3.07m x 2.83m) with a central heating radiator.

KITCHEN: - 8ft 4in x 3ft 3in (2.54m x 1.01m) with base and wall mounted cupboard and drawer unit, worktop and a stainless steel sink unit.

LADIES W.C. with low flush w.c.

GENTS W.C. with low flush w.c., wash basin.

CELLAR: - 24ft 4in x 18ft 2in (7.43m x 5.56m) and is accessed externally at the rear of the property and there is an additional vaulted cellar area that extends beneath the adjoining property, 3 Station Road.

SERVICES

All Mains Services are assumed to be connected to the property. Gas central heating is installed.

LEASE TERMS

A new internal repairing and insuring lease will be granted.

The new tenant shall be responsible for the cost of the new lease.

RATES

5 Station Road – The property has a rateable value from the 1st April 2023 of £5400.

Subject to conditions, a prospective tenant may be able to apply for small business rate relief.

VIEWING

Strictly by prior appointment with the Agents
Abson Blaza Property Services 01977 780599.



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property